

16-
DOC # 0690612
12/13/2006 10:03 AM Deputy: SD

OFFICIAL RECORD

Requested By:
HALE LANE PEEK

A.P.N. 1319-10-210-003

Recording Requested By:

When Recorded Return To:

Matthew E. Woodhead, Esq.
Hale Lane
5441 Kietzke Lane, Second Floor
Reno, Nevada 89511

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1206 PG- 4245 RPTT: # 3



Mail Tax Information To:

Mr. and Mrs. Tracy H. Sells
P.O. Box 133
Genoa, Nevada 89411

Title:

GRANT, BARGAIN, SALE DEED

COPY

A.P.N. 1319-10-210-003

Recording Requested By:

When Recorded Return To:

Matthew E. Woodhead, Esq.
Hale Lane
5441 Kietzke Lane, Second Floor
Reno, Nevada 89511

Mail Tax Information To:

Mr. and Mrs. Tracy H. Sells
P.O. Box 133
Genoa, Nevada 89411

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TRACY H. SELLS and CARLA M. SELLS, husband and wife as joint tenants with right of survivorship, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to TRACY H. SELLS and CARLA MARIE SELLS, husband and wife as community property, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Created by Document Number 335785, recorded April 22, 1994, in the Official Records of Douglas County, Nevada.

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Adjusted Parcel 3 as shown on the Record of Survey to support a Boundary Line Adjustment for COIT ENTERPRISES, INC., as recorded as Document No. 303571, Douglas County, Nevada, Recorders Office, from which the Northeast corner of existing Parcel 4 bears South 70°43'51" East, 499.85 feet; thence North 70°43'51" West, 133.27 feet to THE POINT OF BEGINNING; thence South 24°09'09" West, 324.58 feet; thence North 71°41'40" West, 167.90 feet; thence North 24°09'09" East, 327.41 feet; thence South 70°43'51" East, 167.63 feet to THE POINT OF BEGINNING.

Said Parcel being a portion of Parcel 3 as set forth on Parcel Map for COIT ENTERPRISES, INC. filed for record November 23, 1992, in Book 1192, at Page 3832, as Document No. 293701.

Reference is made to Record of Survey to support a Boundary Line Adjustment for COIT ENTERPRISES, INC., filed for record April 14, 1993, Book 494, Page 2736, Document No. 335206, Official Records of Douglas County, Nevada.

RESERVING TO GRANTOR AND EXCEPTING THEREFROM ANY RIGHT, TITLE AND INTERST OF GRANTOR TO A PORTION OF THE GENOA CREEK WATER RIGHTS ENUMERATED IN THAT CERTAIN AGREEMENT DATED FEBRUARY 4, 1975 AND RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AS DOCUMENT 80981 AT BOOK 675, PAGE 366, AND APPROPRIATED GROUND WATER RIGHTS FROM PERMIT 15321 (CERTIFICATE 4519) AS RECORDED IN THE OFFICE OF THE STATE ENGINEER, NEVADA DIVISION OF WATER RESOURCES.

(cka 218 Foothill Meadows Court, Genoa, Nevada)

Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hands this 28 day of November, 2006.

Tracy H. Sells
TRACY H. SELLS

Carla M. Sells
CARLA M. SELLS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On Nov. 28, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared TRACY H. SELLS and CARLA M. SELLS, proved to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged to me that they executed the foregoing instrument.

C. Schaeffer
NOTARY PUBLIC

C. SCHAEFFER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-36612-2 Expires July 16, 2007